

# **TOWN OF DAVIE**

## **TOWN COUNCIL AGENDA REPORT**

**TO:** Mayor and Councilmembers

**FROM/PHONE:** Mark A. Kutney, AICP, Development Services Director/ (954) 797-1101

**PREPARED BY:** Lise Bazinet, Planner II

**SUBJECT:** P 4-1-06 / 06-17 / Lorson Plat / Deni Land Surveyors / 5355 SW 76<sup>th</sup> Avenue / Generally located on the west side of SW 76<sup>th</sup> Avenue, between Griffin Road and Stirling Road.

**AFFECTED DISTRICT:** District 2

### **TITLE OF AGENDA ITEM:**

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A PLAT KNOWN AS THE "LORSON PLAT" AND AUTHORIZING THE MAYOR AND TOWN CLERK TO ACKNOWLEDGE THE APPROVAL BY AFFIXING THE MAYOR'S SIGNATURE AND THE TOWN SEAL TO SAID PLAT; AND PROVIDING AN EFFECTIVE DATE.

### **REPORT IN BRIEF:**

The petitioner requests approval of the plat known as "Lorson Plat." The plat consists of 2.38 acres (103,912 sq. ft.) of land and is restricted to 30,000 sq. ft. of office use. Access onto the plat is provided via a 50' access opening from SW 76<sup>th</sup> Avenue, located in the northeast corner.

Staff finds that the proposed "Lorson Plat" is in accordance with the Comprehensive Plan and Land Development Code as it relates to access, location, and size. The proposed commercial use (three-story office building) may be considered compatible with existing and future uses along SW 76<sup>th</sup> Avenue.

**PREVIOUS ACTIONS:** None

### **CONCURRENCES:**

At the December 13, 2006 Planning and Zoning Board meeting, Mr. Stevens made a motion, seconded by Ms. Turin, to approve. **(Motion carried 5-0).**

**FISCAL IMPACT:** N/A

### **RECOMMENDATION(S):**

Staff finds the subject application complete and suitable for transmittal to the Planning and Zoning Board and Town Council for further consideration. In addition, the following conditions shall be met:

1. Sufficient capacity of the regional road network, as determined by Broward County. In the event that sufficient capacity is not met, the plat shall be deemed denied by the Town of Davie.
2. Provide the Planning and Zoning Division a Mylar copy of the plat upon recordation.
3. Contingent upon approval of Site Plan Application (SP 12-4-05), Lorson Professional Campus.

**Attachment(s):** Staff Report, Resolution, Plat.

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A PLAT KNOWN AS THE "LORSON PLAT" AND AUTHORIZING THE MAYOR AND TOWN CLERK TO ACKNOWLEDGE THE APPROVAL BY AFFIXING THE MAYOR'S SIGNATURE AND THE TOWN SEAL TO SAID PLAT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the proposed plat to be known as the "Lorson Plat" was considered by the Town of Davie Planning and Zoning Board on December 13, 2006;

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE, FLORIDA:

SECTION 1. The plat known as the "Lorson Plat" is hereby approved subject to the conditions stated on the planning report which is attached hereto as Exhibit "A" and made a part hereof.

SECTION 2. The Mayor is authorized to sign said plat on behalf of the Town and the Town Clerk is directed to affix the Town seal to said plat.

SECTION 3. Any improvements required to satisfy Traffic Concurrency should be located within the Town of Davie.

SECTION 4. This Resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007.

\_\_\_\_\_  
MAYOR/COUNCILMEMBER

Attest:

\_\_\_\_\_  
TOWN CLERK

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007.

**EXHIBIT “A”****Application:** P 4-1-06 / 06-17 / Lorson Plat**Original Report Date:** 11/29/06**Revision(s):** 12/18/06

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**TOWN OF DAVIE****Development Services Department****Planning & Zoning Division*****Staff Report and Recommendation***

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**Applicant Information****Petitioner:**

**Name:** Mikki Ulrich/Deni Land Surveyors  
**Address:** 1991 NW 35<sup>th</sup> Avenue  
**City:** Coconut Creek, FL 33066  
**Phone:** (954) 973-7966

**Owner:**

**Name:** Davie Professional Plaza, LLC  
**Address:** 1820 N. Corporate Lakes Blvd., Suite 207  
**City:** Weston, FL 33326  
**Phone:** (954) 659-3321

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**Background Information**

**Application Request:** Approval of plat known as “Lorson Plat”

**Address:** 5355 SW 76<sup>th</sup> Avenue

**Location:** Generally located on the west side of SW 76<sup>th</sup> Avenue, between Griffin Road and Stirling Road.

**Future Land**

**Use Plan Map:** Commerce/Office

**Zoning:** CC, Commerce Center

**Existing Use(s):** Vacant

**Parcel Size:** 2.38 acres (103,912 sq. ft.)

**Proposed Use(s):** Office Building

**Surrounding Uses:**

**North:** Nursery  
**South:** Self-storage facility  
**East:** Single-family residential  
**West:** Vacant

**Surrounding Land****Use Plan Map Designations:**

Commerce/Office  
Commerce/Office  
Residential  
Commerce/Office

**Surrounding Zoning:**

**North:** CC, Commerce Center District  
**South:** CC, Commerce Center District and UC, Urban Commercial District  
**East:** A1, Agricultural District  
**West:** B-2, Community Business District

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## Zoning History

### Related Zoning History:

Records indicate that the existing Future Land Use Plan Map designation and Zoning classification were in place at the time of annexation.

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## Application Details

The applicant's SUBMISSION indicates the following:

1. *Site:* The proposed plat consists of 2.38 acres (103,912 sq. ft.).
  2. *Restrictive Note:* This plat is restricted to 30,000 sq. ft. of office use.
  3. *Access:* Access onto the plat is provided via a 50' access opening from SW 76<sup>th</sup> Avenue, located in the northeast corner.
  4. *Trails:* An equestrian trail (Wolf Lake Park Trail) runs along the eastern boundary line, parallel to S.W. 76<sup>th</sup> Avenue.
  5. *Easements and Reservation:* The plat is proposing the following easements and reservations:
    - a. Ten (10) foot existing utility easement along the eastern boundary line.
    - b. Fifty (50) foot existing drainage reservation easement along the eastern boundary line.
    - c. Lake maintenance easement.
  6. *Dedications:* The plat is proposing five (5) foot additional right-of-way along the eastern boundary line.
  7. *Drainage:* This subject site is within the Central Broward Water Control District. Central Broward Water Control District approval is required prior to the issuance of any site development permit.
  8. *Compatibility:* The proposed office use is compatible with the surrounding properties to the north, south and west. The office building will be located approximately 400 feet from the existing residential development to the east with a sufficient landscape buffer.
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## Applicable Codes and Ordinances

The effective Code of Ordinances governing this project is the Town of Davie Land Development Code.

*Article XII* Subdivisions and Site Plans.

*Land Development Code (Section 12-360(B)(1))* Platting requirements.

*Land Development Code (Section 12-366.1 (A) thru (D))* Submission requirements for plats.

*Land Development Code (Section 12-83)* Table of Conventional Nonresidential Development Standards.

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## Comprehensive Plan Considerations

**Planning Area:** The subject property is located within Planning Area 10; the east of this planning area, where this property is located, is predominately small-scale commercial development, with multifamily residential dwellings.

**Broward County Land Use Plan:** The subject property is located within Flexibility Zone 102.

**Applicable Goals, Objectives & Policies:**

*Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-3:* Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

*Future Land Use Plan, Objective 5: Consistency of Development with Comprehensive Plan, Policy 5.2:* The (re)zoning, (re)platting and site planning of land shall be in compliance with the density ranges shown on the Davie Future Land Use Plan map and the applicable Future Land Use Designation provisions as contained in the Permitted Uses portion of the Implementation Section.

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### Significant Development Review Committee (DRC) Comments

These following comments represent significant comments made by the Development Review Committee as part of the review process. All comments have been addressed unless otherwise indicated.

**Planning and Zoning:**

1. Include under the Town of Davie Development Services Department signature line “Designee”.
2. Provide a circular space for each required seal.
3. Plat Note #7 indicates that the plat is restricted to 2,400 sq. ft. of office use. This amount is not consistent with the site plan.

**Engineering Division:**

1. Provide certificate of ownership showing simple title and encumbrances.
  2. Provide 19 foot wide equestrian trail along the west side of SW 76th Avenue.
  3. Reconstruct SW 76th Avenue as applicable to meet the Town Engineering standards for length of site limits.
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### Staff Analysis

The proposed plat is consistent with the Comprehensive Plan and Land Development Code as it relates to access, location, size and use. Development of this site as proposed does not exceed what was anticipated by the Future Land Use Map designation. Broward County requires that the owner pay Roadway Concurrency fees to mitigate the peak hour traffic impact of the plat.

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### Findings of Fact

Staff finds that the proposed plat is in accordance with the Town of Davie’s Comprehensive Plan and Land Development Code as it relates to access, location, and size. The Commerce/Office land use can be considered compatible with existing and future uses along S.W. 76<sup>th</sup> Avenue.

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### Staff Recommendation

Staff finds the subject application complete and suitable for transmittal to the Planning and Zoning Board and Town Council for further consideration, subject to the following conditions:

1. Sufficient capacity of the regional road network, as determined by Broward County. In the event that sufficient capacity is not met, the plat shall be deemed denied by the Town of Davie.
  2. Provide the Planning and Zoning Division a Mylar copy of the plat upon recordation.
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### **Planning and Zoning Board Recommendation**

At the December 13, 2006 Planning and Zoning Board meeting, Mr. Stevens made a motion, seconded by Ms. Turin, to approve. **(Motion carried 5-0).**

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### **Town Council Action**

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### **Exhibits**

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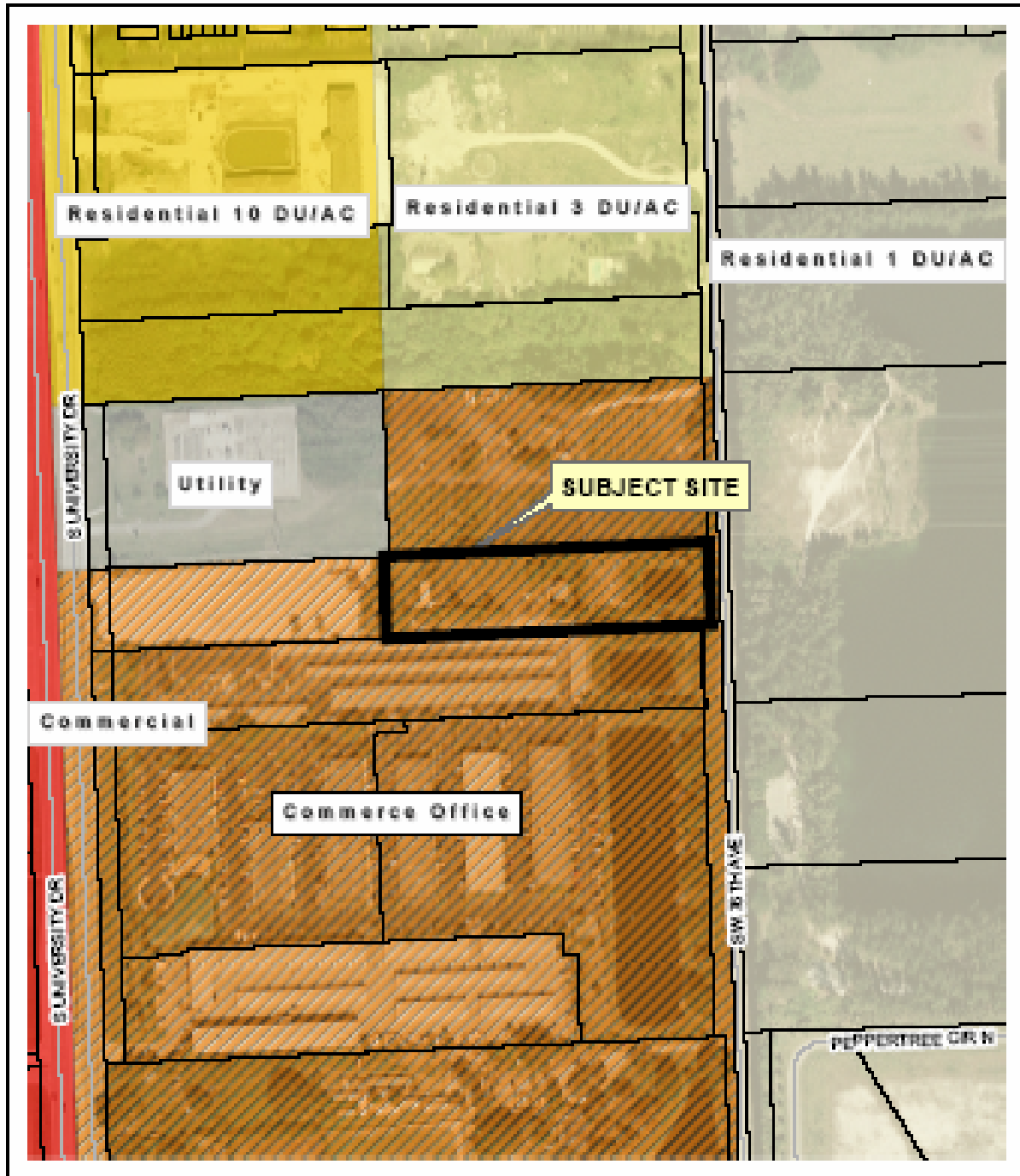
1. Future Land Use Plan Map
2. Zoning and Aerial Map

Prepared by: \_\_\_\_\_

Reviewed by: \_\_\_\_\_

***File Location:**P&Z\Lise Bazinet\Applications\Lorson Professional \P 4-1-06*

Exhibit 1 (*Land Use Map*)




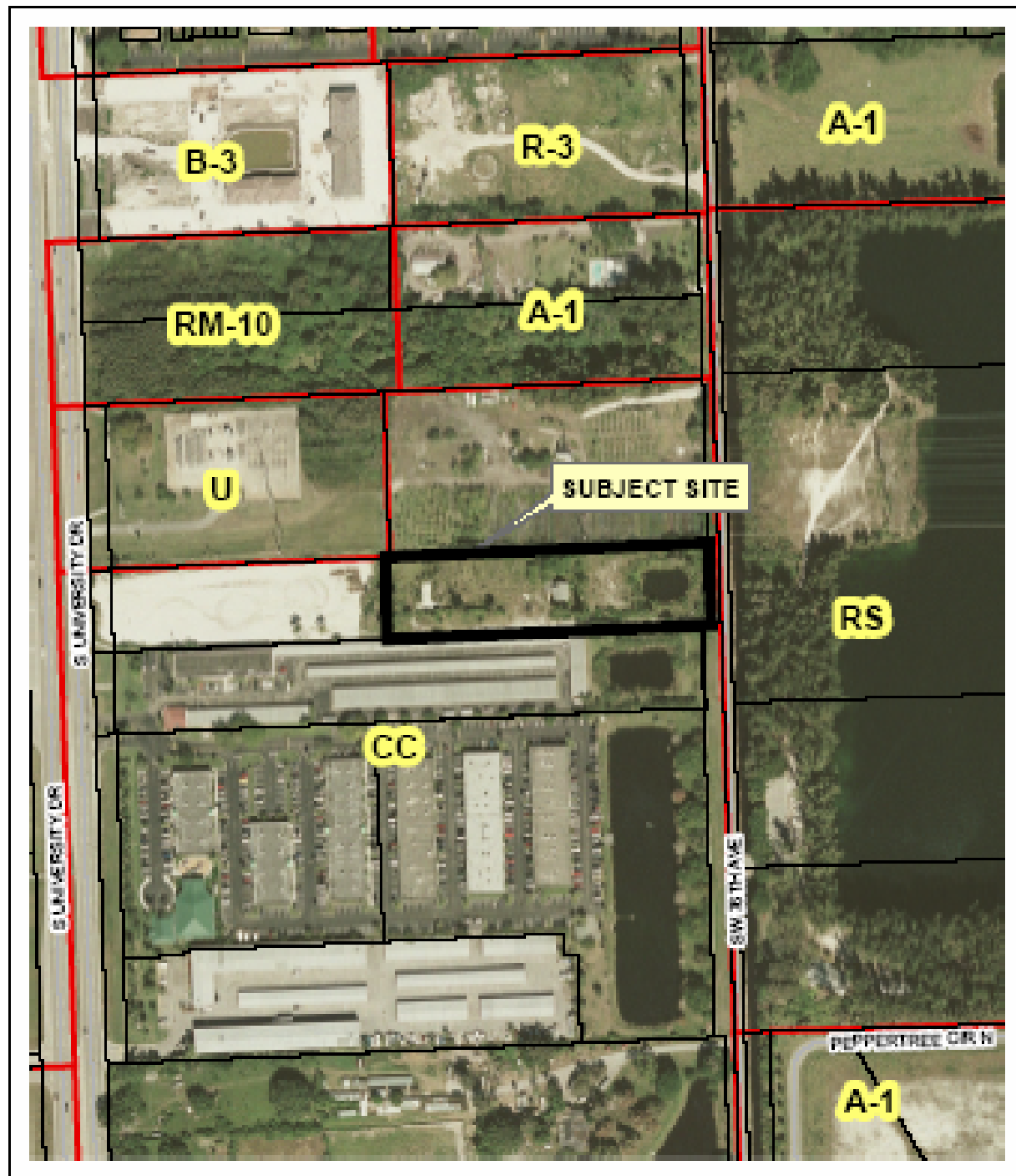
	<p>Date Plotted: 12/2004</p> <p>0 150 300 600 Feet</p> <p>Prepared by the Town of Davis GIS Division</p>	<p>Plat P4-1-06 Future Land Use Map</p> <p>Prepared by: ID Date Prepared: 12/4/04</p>
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Exhibit 2 (Aerial, Zoning, and Subject Map)



Date Plotted:  
12/2004



Prepared by the Town of Davis GIS Division

Plat  
P4-1-06  
Zoning and Aerial Map

Prepared by: ID  
Date Prepared: 12/4/08